



The City of NORMAN

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD20-21 **APPLICANT:** Equity Brewing Co., L.L.C.
DATE: September 10, 2020 **LOCATION:** 109 E. Tonhawa Street, Suite 100
TO: Interested Neighbors **WARD:** 4
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Brewery and Tap Room

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for Light Manufacturing and Special Use for a Bar, Lounge or Tavern. This property is currently zoned C-3, Intensive Commercial District.

Please join us for a Pre-Development discussion of this proposal on **Thursday, September 24, 2020 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. ***This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although City Council Chambers will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on September 24 and we will send you the link to access the meeting.***

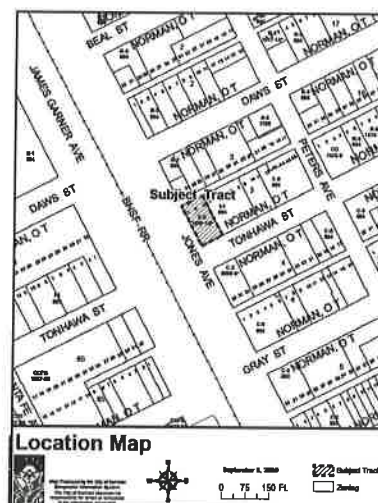
This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 8, 2020 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Suzette Grillot, [\(405\) 464-0312](tel:4054640312) during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 20-21

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Equity Brewing Co LLC	ADDRESS 109 E Tonhawa Street Norman, OK 730
EMAIL ADDRESS Suzette.grillot@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) 405.464.0312 BEST TIME TO CALL: 8.5 pm m/F

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____

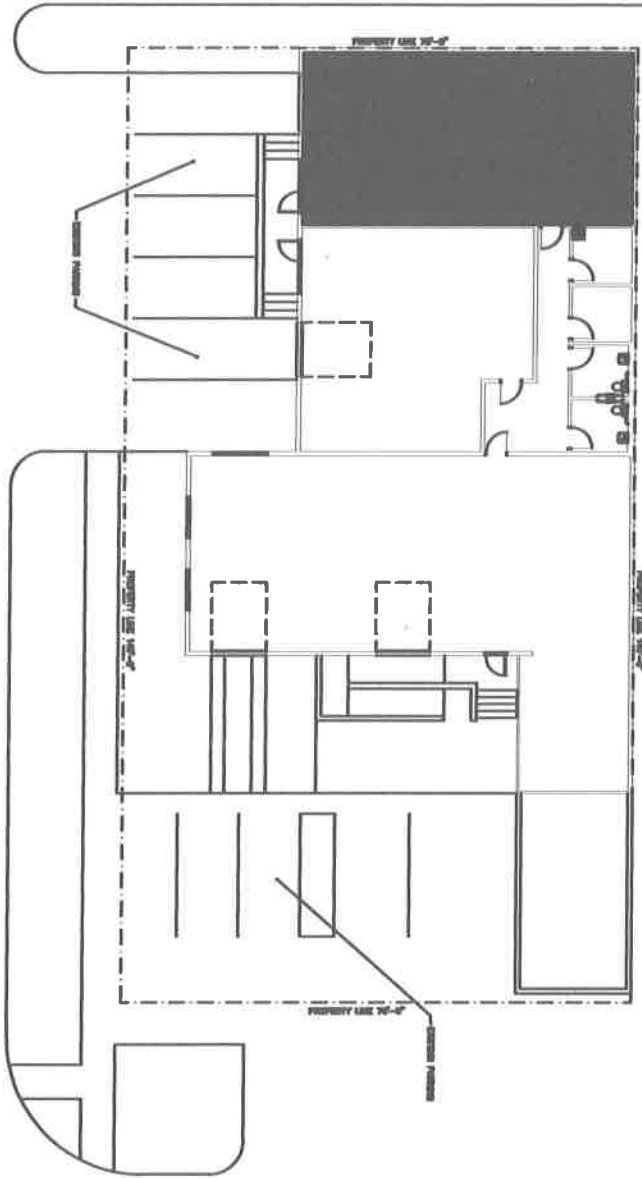
and containing approximately _____ acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

OFFICE USE ONLY	This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review Requested: <input checked="" type="checkbox"/>
	<input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary	<input checked="" type="checkbox"/> Deed or Legal Description	Received on: <u>9-4-2020</u>
	<input type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Radius Map	at <u>12:00</u> a.m./p.m.
	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Certified Ownership List	by <u>mt</u>
	<input type="checkbox"/> Rezoning to _____ District(s)	<input checked="" type="checkbox"/> Written description of project	
<input checked="" type="checkbox"/> Special Use for <u>Brewery/Tap Room</u>	<input checked="" type="checkbox"/> Preliminary Development Map		
<input type="checkbox"/> Preliminary Plat _____ (Plat Name)	<input type="checkbox"/> Greenbelt Enhancement Statement		
<input type="checkbox"/> Norman Rural Certificate of Survey (COS)	<input checked="" type="checkbox"/> Filing fee of \$125.00		
<input type="checkbox"/> Commercial Communication Tower	Current Zoning: <u>C-3</u>		
	Current Plan Designation: _____		



NORTH JONES AVENUE



EAST TONHAWA STREET

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE AS SHOWN ON ALL APPLICABLE SCHEDULES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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LEGAL DESCRIPTION:
SECTION 09, T12N, R10E, S10E

A1.01

*** EQUITY BREWING COMPANY LLC***
109 E TONHAWA
NORMAN, OKLAHOMA

PopModern
Design Build
P O BOX 3273
Oklahoma City, OK 73101
405.837.8882

REVISIONS: